

April 25, 2023

El Camino Encinitas, LLC

Would like to invite you to attend a:

## **NEIGHBORHOOD MEETING**

Case Nos. **DR-006027-2023 and CPP-006028-2023**

Camino

The Camino project entails the development of an 87-unit modern apartment home community. The project meets the by-right processing requirements established by Assembly Bill 1397 and would also utilize State Density Bonus Law. A Design Review Permit is necessary to allow for development of the 1.93-acre site located at 601 N. El Camino Real (APN 257-470-24-00) in the New Encinitas community of Encinitas. The Design Review Permit is required in order to ensure project consistency with design review guidelines established by the City of Encinitas.

The community would consist of 6 studio units, 42 one-bedroom units, and 39 two-bedroom units for a total of 87 residential units, which would be built within a four-story partial podium residential building. A total of 108 parking spaces are planned within the project. Proposed amenities include a pool area with cabanas, fitness area (including outdoor fitness), resident lounge, and social nodes. Of the 87 residential units proposed in the community, 75 would be market-rate units and 12 would be "very low" income (50 percent of area median income) affordable residential units.

The project site is currently vacant and is bounded to the north by a retail garden store; to the south by a commercial office building; to the east by three office buildings at the top of a slope; and to the west by El Camino Real. The site is one of 16 sites included in the City of Encinitas Housing Element Update, which was adopted by the City of Encinitas on March 13, 2019. As part of that Housing Element Update, the project site was designated with an R-30 overlay zone.

We are looking forward to meeting you and discussing any concerns or questions you may have regarding this proposed project.

Please join us on:

**TUESDAY, APRIL 25, 2023**

**6:00PM – 7:00PM**

**AT**

**ENCINITAS CITY HALL, COUNCIL CHAMBERS**

**505 S. VULCAN AVENUE**

**ENCINITAS, CA 92024**

This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (EMC 23.06). This outreach effort to our neighbors is necessary because an application for development has been or will be filed with the City of Encinitas Development Services Department. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity early in the process to discuss, understand and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Questions about this notice and the proposed development should be directed to the contact person above. Questions regarding the Citizen Participation Program should be directed to Development Services at 760-633-2710.

### Vicinity Map

